

Warburg-HIH Invest continues to implement its sustainability strategy with the smart meter roll-out

- In future, real estate energy consumption will be measurable in real time
- Warburg-HIH Invest has commissioned Westbridge with the smart meter roll-out for its portfolio in Germany
- Energy will be purchased from renewable energy sources
- Sustainability constitutes an integral element of the investment process

Hamburg, 10 July 2020 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is steadfastly pursuing the implementation of its sustainability programme. “Our aim is to manage our real estate portfolios in the most resource and energy efficient manner possible. We ensure the strict adherence to design options that optimise environmental impact as well as always taking social components into account,” says Söhnke Erichsen, Head of Corporate Management and Head of ESG at Warburg-HIH Invest.

Sustainability constitutes an integral element of the investment process at Warburg-HIH Invest. This includes, for example, mandatory environmental due diligence throughout the purchasing process, sustainable energy purchasing and the inclusion of sustainability clauses in the lease agreements – known as green leases.

With the digitalisation of the metering point operation representing another key element of the overall ESG strategy, Warburg-HIH Invest has commissioned the operating costs specialist Westbridge with this undertaking. Westbridge equips Warburg-HIH Invest’s German sub-portfolio with intelligent metering systems. These smart meter roll-outs, as they are known, will be carried out at the electricity and gas supply points of 139 properties in total. The portfolio is mainly comprised of commercial properties with a gross lettable space of more than one million square metres and a volume of EUR 6 billion.

“We see the comprehensive optimisation of our properties’ energy consumption and the collection of exhaustive building data as an important step towards the successful implementation of our ESG strategy,” says Alexander Eggert, Managing Director of Warburg-HIH Invest. In addition to the introduction of smart meters, Warburg-HIH Invest is also gradually converting its portfolio to green electricity and gas supply.

As part of its mandate, Westbridge will be supporting the entire process and implementing a uniform and digital energy management system for all 139 properties. Going forward, this will allow Warburg-HIH Invest to monitor the properties’ energy consumption in detail and in real time, enabling the direct identification of unexpected excess consumption. “Following a portfolio analysis, we were able to collect all relevant data on energy supply and uncover potential savings. Our job now is to implement tailor-made measures to



significantly reduce the carbon footprint of the properties,” says Rüdiger Salzmann, Managing Director of Westbridge.

Smart metering represents a central element in the digitalisation of German meter infrastructure, with the aim of intelligent measuring devices (smart meters) replacing existing meters in all German households by the year 2032. Some 1.9 million end users will be affected by the mandatory replacement of the mechanical meters.

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About Warburg-HIH Invest

Warburg-HIH Invest is one of the leading investment managers for real estate in Germany and Europe. We adopt a future-oriented approach to finding, developing and managing properties in the interests of our clients.

Decades of experience, proximity to the real estate markets and a tight-knit network allow us to identify real estate opportunities and quickly implement them in the right phase of the market.

Around 150 institutional clients have entrusted their investments to Warburg-HIH Invest. Our specialists for structuring, product development, real estate management and market development all work to develop the right investment solutions for them.

Warburg-HIH Invest is represented at ten locations throughout Europe. As part of the HIH Group, our in-house capacities cover the entire real estate investment value chain.

Early identification of changes in the market, implementation of regulatory requirements and future-oriented digital management are part of our corporate philosophy.



We currently manage assets with a volume of more than EUR 11.3 billion across 71 funds.

More information can be found on the the company's website at: www.warburg-hih.com/en

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